

# *KMB Home Inspections* *LLC*



Somewhere In Florida  
Saint Augustine,

Prepared for: Sample Report

Prepared by: KMB Home Inspections, LLC  
297 Pintoresco Dr  
St Augustine , Florida 32095

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## Inspection Agreement

### Florida Disclosure Statement

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on the observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to take any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed engineer or other professional regarding any possible defects or other observations set forth in this report. Only home inspections performed by Florida licensed home inspectors will be recognized by the buyer as a valid home inspection under a real estate contract.

### Conditions and Limitations of the Inspection Agreement

KMB Home Inspections, LLC (the company) agrees to perform a visual inspection of the readily accessible areas of the property for the customers sole, confidential and exclusive use and possession in accordance with the standards set forth by the American Society of Home Inspectors. We would like to point out that this inspection is in no way to be considered a code inspection, nor does it constitute a representation that existing systems or components comply with any past, present, or future building codes. It should also be understood that the inspection is not a home warranty, guaranty or insurance policy.

The inspection report will express the personal opinion of the company's inspector based on his visual examination of the listed items and components. No disassembly of equipment, opening of walls, moving of furniture, walking of roofs or excavation will be performed unless required under the standards set forth by the American Society of Home Inspectors. The Inspection report is not intended to be exhaustive, nor to imply that every component was inspected or that every possible defect was discovered. The Inspection report is based on the inspectors knowledge and ability.

This inspection report will not address and are not intended to address the presence of or danger from rodents, termites, other insects, asbestos, radon, lead paint, urea formaldehyde, soil contamination, or other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illness or disease, or any other similar or potentially harmful substances or environmental conditions, or compliance or non-compliance with any building code or other code or regulation. We do not perform termite inspections. This must be done by licensed certified exterminator companies or contractors.

Limitation of Liability. Inspectors liability for mistakes or omissions in this report is limited to refund of the fee paid for this inspection. It is understood and agreed that the company is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item, or system at the property to be inspected. The customer hereby releases and exempts the company and its agents from any and all liability and responsibility for the cost of repairing, replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address Somewhere In Florida  
City Saint Augustine State Florida Zip xxxxx  
Contact Name John Smith  
Phone 904-439-5178

### Client Information

Client Address Unknown  
City Saint Augustine State Florida Zip xxxxx  
E-Mail kmbhomeinspections@gmail.com

### Inspection Company

Inspector Name Ken Button  
Company Name KMB Home Inspections, LLC  
Address 297 Pintoresco Dr  
City St Augustine State Florida Zip 32095  
Phone Cell 904-439-5178  
Fax NA  
E-Mail KMB Home Inspections LLC  
File Number 0000  
Amount Received 0000

### Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied  
Estimated Age Year Built 2014 Entrance Faces Southeast  
Inspection Date 11/20/2013  
Start Time 12.00 Pm End Time 2.00 Pm  
Electric On Yes  
Gas/Oil On Not Applicable  
Water On Yes  
Temperature 70 Deg  
Weather Sunny Soil Conditions Damp  
Space Below Grade None  
Building Type Single family Garage Attached

## General Information (Continued)

Sewage Disposal City How Verified Multiple Listing Service  
Water Source City How Verified Multiple Listing Service  
Additions/Modifications None  
Permits Obtained N/A How Verified N/A

## Lots and Grounds

1. Acceptable Driveway: Paver
2. Acceptable Walks: Paver
3. Acceptable Steps/Stoops: Paver
4. Acceptable Porch: Paver
5. Acceptable Patio: Paver
6. Acceptable Grading: Moderate slope
7. Acceptable Swale: Adequate slope and depth for drainage
8. Acceptable Vegetation: Shrubs
9. Acceptable Lawn Sprinklers: Front Back And Sides - **Sprinklers tested all in proper working condition.**

## Exterior

### Whole house Exterior Surface

1. Marginal Type: Stucco - **Crack over rear lanai on gable. Recommend sealing.**  
**One area that has exposed framing at kick out flashing on back of home, above bay window. Recommend properly sealing gap on backside of flashing.**



2. Acceptable Fascia: Vinyl
3. Acceptable Soffits: Wood
4. Acceptable Door Bell: Hard wired
5. Acceptable Entry Doors: Fiberglass
6. Acceptable Patio Door: Metal sliding
7. Acceptable Windows: Vinyl single hung
8. Marginal Window Screens: Vinyl mesh - **One hole in screen on lanai, recommend replacing screen in one panel.**



9. Acceptable Exterior Lighting: Surface mounted lamps front and rear
10. Acceptable Exterior Electric Outlets: 120 VAC GFCI
11. Acceptable Hose Bibs: Gate

## Roof

*With a visual inspection, there is no way to guarantee against future roof leaks. Therefore, it is important to review the history of any past leaks with the owner and check all ceiling surfaces for water stains during the final walk through.*

### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable Material: Fiberglass shingle



3. Type: Gable
4. Approximate Age: About 6 Years old
5. Acceptable Flashing: Galvanized
6. Acceptable Valleys: Fiberglass Shingles
7. Acceptable Plumbing Vents: PVC

## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Defective Door Opener: Linear - **Torsion spring on door is broken and needs replacing. Pressure reverse mechanism is not functioning at time of inspection. This is a major safety issue and could result in personal injury. A licensed garage door contractor is recommended to evaluate and estimate repairs**



5. Acceptable Service Doors: Fire rated
6. Acceptable Ceiling: Sheet rock and paint
7. Acceptable Walls: Sheet rock and paint
8. Acceptable Floor/Foundation: Poured slab
9. Acceptable Electrical: lighting circuits, 120 VAC GFCI

## Electrical

*Electrical - The inspector is not required to:*

- 1 Insert any tool, probe or testing device into the main or sub-panels.*
- 2 Activate electrical systems or branch circuits which are not energized.*
- 3 Operate overload protection devices.*
- 4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.*
- 5 Move any objects, furniture, or appliances to gain access to any electrical component.*
- 6 Test every switch, receptacle, and fixture.*
- 7 Remove switch and outlet cover plates.*
- 8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.*
- 9 Verify continuity of connected service ground(s).*

1. Service Size Amps: 200 Volts: 120-240 VAC
  2. Acceptable Service: Aluminum
  3. Acceptable 120 VAC Branch Circuits: Copper
  4. Acceptable Aluminum Wiring: Not present
  5. Acceptable Conductor Type: Romex
  6. Acceptable Ground: Rod in ground only
  7. Acceptable Smoke Detectors: Hard wired with battery back up
- Garage, Recessed in wall Electric Panel
8. Acceptable Manufacturer: Seimens



9. Maximum Capacity: 200 Amps
10. Acceptable Main Breaker Size: 200 Amps - Located at meter on side of home.



11. Acceptable Breakers: Copper
12. Acceptable AFCI: 120 volt
13. Acceptable GFCI: Kitchen and bathrooms, outside, garage
14. Is the panel bonded? Yes

## Attic

*The inspector is not required to:*

*1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions.*

*2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.*

### Main Attic

1. Method of Inspection: In the attic

2. Acceptable Roof Framing: 2x4 Truss



3. Acceptable Sheathing: OSB Board With reflective Foil



4. Acceptable Ventilation: Roof and soffit vents

5. Acceptable Insulation: Blown in

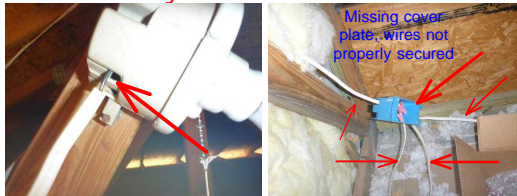


6. Acceptable Insulation Depth: 10"

7. Defective Wiring/Lighting: 120 VAC lighting circuit - Lights not functioning at time of inspection. Wire not properly installed in junction box.

Open junction boxes with wires not properly secured outside of junction box.

Evaluation by a licensed electrician is recommended.



8. Acceptable Moisture Penetration: None noted

9. Defective Bathroom Fan Venting: Electric fan - First floor bathroom exhaust fan is not properly function due to pipe in attic being crushed. Recommend replacing vent pipe with new.





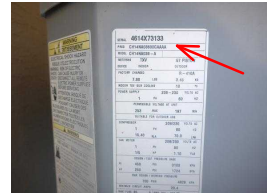
## Air Conditioning

*Keep shrubs and weeds trimmed back at least 15" so air can circulate through exterior unit. Always keep debris away from exterior unit and make sure that unit is level. This inspection determines if the unit functions as intended, it does not nor is it intended to evaluate proper size or efficiency of unit, freon level, or freon leaks. We do not disassemble any units. The inspector is not required to:*

- 1 Activate or operate cooling or other systems that have been shut down.*
- 2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.*
- 3 Check the pressure of the system coolant or determine the presence of leakage.*
- 4 Evaluate the capacity, efficiency, or adequacy of the system*
- 5 Operate equipment or systems if exterior temperature is below 60 deg Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.*
- 6 Remove covers or panels that are not readily accessible.*
- 7 Dismantle any equipment, controls, or gauges.*

### Heat Pump AC System

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC - **Sensor over flow installed on condensate line**
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Carrier
- 5.
6. Area Served: Whole building Approximate Age: Build Date 2014
7. Fuel Type: 220 VAC Temperature Differential: 18 Deg
8. Type: Central A/C, Heat pump Capacity: 3.5 Ton
9. Acceptable Visible Coil: Aluminum
10. Acceptable Refrigerant Lines: Low pressure and high pressure
11. Acceptable Electrical Disconnect: Tumble switch
12. Acceptable Exposed Ductwork: Insulated flex
13. Acceptable Blower Fan/Filters: Direct drive with disposable filter
14. Acceptable Thermostats: Programmable

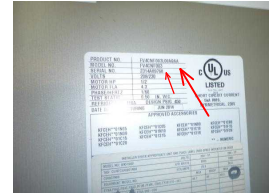


## Heating System

*Note This inspection determines if the unit functions as intended, it does not nor is it intended to evaluate proper size or efficiency of unit. We do not disassemble any units or flue systems.*

### Main Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Carrier
- 3.
4. Type: Forced air Capacity: Unknown
5. Area Served: Whole building Approximate Age: Build Date 2014
6. Fuel Type: Electric
7. Unable to Inspect: 60%
8. Acceptable Blower Fan/Filter: Direct drive with disposable filter
9. Acceptable Distribution: Insulflex duct
10. Acceptable Thermostats: Programmable
11. Tank Location: None
12. Suspected Asbestos: No



## Plumbing

*NOTE Replacement of rubber washers and packings for repairing dripping faucet and toilet valves is considered a matter of regular maintenance and may not be mentioned in this report. With a visual inspection, there is no way to guarantee against future leaks. Therefore, it is important to review the history of any past leaks with the owner and check all ceiling, floors and wall surfaces for water stains during the final walk through. Also check water heater and plumbing for any signs of leaks.*

*We don't turn on any valves that are off at time of inspection. NOTE Valves could start leaking if turned on or off.*

1. Acceptable Service Line: CPVC
2. Acceptable Main Water Shutoff: Right side of home - There is a second shut off valve over water heater.



3. Acceptable Water Lines: CPVC
4. Acceptable Drain Pipes: PVC
5. Acceptable Vent Pipes: PVC

## Plumbing (Continued)

### Garage Water Heater

6. Acceptable Water Heater Operation: Adequate
7. Manufacturer: A.O. Smith
- 8.



9. Type: Electric Capacity: 50 Gal.
10. Approximate Age: Build Date 2014 Area Served: Whole building
11. Acceptable TPRV and Drain Tube: CPVC



## Bathroom

### Master Bathroom

1. Acceptable Closet: Single
2. Acceptable Ceiling: Knockdown Finish on ceilings
3. Acceptable Walls: Sheet rock and paint
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow core masonite
6. Acceptable Windows: Vinyl single hung
7. Acceptable Electrical: lighting circuits, 120 VAC GFCI
8. Acceptable Counter/Cabinet: Composite and wood
9. Acceptable Sink/Basin: Molded single bowl
10. Acceptable Faucets/Traps: Moen fixtures with a PVC trap
11. Acceptable Shower/Surround: Tile floor and ceramic tile surround
12. Acceptable Spa Tub/Surround: Fiberglass tub and composite surround
13. Acceptable Toilets: 1 1/2 Gallon Tank
14. Acceptable Ventilation: Electric ventilation fan and window

### 1st floor main Bathroom

15. Acceptable Ceiling: Knockdown Finish on ceilings
16. Acceptable Walls: Sheet rock and paint
17. Acceptable Floor: Ceramic tile
18. Acceptable Doors: Hollow core masonite
19. Acceptable Windows: Vinyl single hung
20. Acceptable Electrical: lighting circuits, 120 VAC GFCI
21. Acceptable Counter/Cabinet: Composite and wood
22. Acceptable Sink/Basin: Molded single bowl
23. Acceptable Faucets/Traps: Moen fixtures with a PVC trap

## Bathroom (Continued)

- 24. Acceptable Shower/Surround: Tile floor and ceramic tile surround
- 25. Acceptable Toilets: 1 1/2 Gallon Tank
- 26. Acceptable HVAC Source: Air conditioning heating system register
- 27. Acceptable Ventilation: Electric ventilation fan and window

## Kitchen

### 1st Floor Kitchen

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- 1. Acceptable Cooking Appliances: Samsung
- 2. Acceptable Disposal: In-Sinkerator
- 3. Acceptable Dishwasher: Bosch
- 4. Air Gap Present? No
- 5. Acceptable Refrigerator: Samsung
- 6. Acceptable Microwave: General Electric
- 7. Acceptable Sink: Stainless Steel
- 8. Acceptable Electrical: lighting circuits, 120 VAC GFCI
- 9. Acceptable Plumbing/Fixtures: PVC
- 10. Acceptable Counter Tops: composite materials
- 11. Acceptable Cabinets: Laminate and composite materials
- 12. Acceptable Pantry: Single
- 13. Acceptable Ceiling: Knockdown Finish on ceilings
- 14. Acceptable Walls: Sheet rock and paint
- 15. Acceptable Floor: Ceramic tile
- 16. Acceptable Doors: Hollow core masonite

## Bedroom

*Be advised that all areas behind furniture, under rugs, storage boxes and personal belongings could not be fully inspected by the home inspector. This includes electric outlets and switches. Recommend checking items at final walk through.*

### Master, Second bedroom, No issues found Bedroom

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- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Knockdown Finish on ceilings
- 3. Acceptable Walls: Sheet rock and paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow core masonite
- 6. Acceptable Windows: Vinyl single hung
- 7. Acceptable Electrical: 120 VAC lighting circuits
- 8. Acceptable Smoke Detector: Hard wired with battery back up

## Living Space

*Be advised that all areas behind furniture, under rugs, storage boxes and personal belongings could not be fully inspected by the home inspector. This includes electric outlets and switches. Recommend checking items at final walk through..*

Dining Room, Living Room, First Floor Hall, Den Office Living Space

1. Acceptable Closet: Single
2. Acceptable Ceiling: Knockdown Finish on ceilings
3. Acceptable Walls: Sheet rock and paint
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Hollow core masonite
6. Acceptable Windows: Vinyl single hung
7. Acceptable Electrical: 120 VAC outlets and lighting circuits
8. Acceptable HVAC Source: Air conditioning heating system register
9. Acceptable Smoke Detector: Hard wired with battery back up

## Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Ceiling: Knockdown Finish on ceilings
2. Acceptable Walls: Sheet rock and paint
3. Acceptable Floor: Ceramic tile
4. Acceptable Electrical: lighting circuits, 120 VAC GFCI
5. Acceptable Laundry Tub: PVC
6. Acceptable Laundry Tub Drain: PVC
7. Acceptable Washer Hose Bib: Ball valves
8. Acceptable Washer and Dryer Electrical: 120 240 VAC
9. Acceptable Dryer Vent: Metal flex
10. Acceptable Washer Drain: Wall mounted drain

## Final Comments

The home inspection gave an in depth look at the condition of the property, its components, and systems. Today's view is like a snapshot in time which describes the actual condition of the house as presented to us at this point in time. Since it is not unusual for the real estate transaction to take anywhere from 30 to 90 days or more, things could possibly change between the time of the inspection and when you actually take possession. We cannot predict future leaks, clogs, or breakdowns in systems or mechanical components. What we can't predict, we can't prevent, so the next step is up to you.

The acceptance and takeover of property ownership is quite final. It is therefore most important that you also do what you can to protect your investment. This can be done by performing your own final inspection. You will be given the opportunity to do a final walk through before accepting ownership of the property. We strongly recommend that you take advantage of this opportunity to be sure that nothing has changed since the time of our inspection. It will be a good opportunity to see the home with no furniture, debris, or seller's belongings. Your own inspection should only take a short time and will deal with all of the most important issues. We direct your attention to the following considerations.

## Final Comments (Continued)

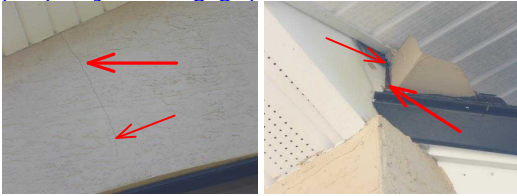
- Check first that any items you may have requested be done, and agreed to be done by the seller, have in fact been completed.
- Check that the movers did not cause any damage to the appliances, railings, stairs, walls, and ceilings
- Turn on "all systems (plumbing -electric -heat -see note below before turning on a/c ) and appliances to be sure they are still in operating condition as they were during the home inspection. Turn on hot water to check water heater operation.
- If the outside temperature was too cold to test the air conditioning, you should request some written assurance from the sellers that it function at least once when the weather permits.
- Finally, when you meet with the sellers at closing, you attempt one last time to solicit any historical information as to whether there are any problems with roof leaks, basement water intrusion, plumbing leaks, pressure drops, or sewage backups. Also, were there any advice that any of these items need repair or replacement? if so, have they been resolved? The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior

1. Whole house Exterior Surface Type: Stucco - Crack over rear lanai on gable. Recommend sealing. One area that has exposed framing at kick out flashing on back of home, above bay window. Recommend properly sealing gap on backside of flashing.



2. Window Screens: Vinyl mesh - One hole in screen on lanai, recommend replacing screen in one panel.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

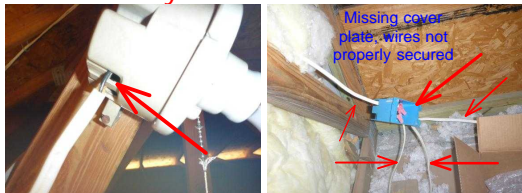
### Garage/Carport

1. Attached Garage Door Opener: Linear - Torsion spring on door is broken and needs replacing. Pressure reverse mechanism is not functioning at time of inspection. This is a major safety issue and could result in personal injury. A licensed garage door contractor is recommended to evaluate and estimate repairs



### Attic

2. Main Attic Wiring/Lighting: 120 VAC lighting circuit - Lights not functioning at time of inspection. Wire not properly installed in junction box. Open junction boxes with wires not properly secured outside of junction box. Evaluation by a licensed electrician is recommended.



3. Main Attic Bathroom Fan Venting: Electric fan - First floor bathroom exhaust fan is not properly function due to pipe in attic being crushed. Recommend replacing vent pipe with new.

